

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: February 2, 2013
Re: Staff Report for PNC Bank - Lot Split

Item #4 – PNC Bank – Lot Split

(PID# 201212310052)

Application: Lot Split
Location: 2500 Stringtown Road
Applicant: Josh Lyons, GPD Group
Zoning: C-2
Current Use: Bank

Relevant Code Section(s):

- 1135.08 Zoning Districts and Regulations – Subdivision of Lots Prohibited; Fee

Project Summary:

The applicant is requesting to split 0.9481 acres from parcel 040-002135 to reconfigure the lot lines between PNC Bank and Kroger at the northeast corner of Hoover Road and Stringtown Road. The proposed split will essentially act as a transfer of approximately 0.025 acres between the parcels. The split / reconfiguration will ensure that a proposed expansion of the PNC drive-thru will occur entirely on the PNC Bank property.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.